

NOTICE AND AGENDA
Apple Valley Utah
Planning Commission

Public notice is given that the Planning Commission of the Town of Apple Valley, Washington County, Utah will hold a **Planning Commission Meeting on Wednesday, March 27, 2019** at the **Apple Valley Town Hall**, 1777 N. Meadowlark Dr., Apple Valley, Utah, commencing at 6:00 PM. or shortly thereafter. In accordance with state statute, one or more members may be connected via speakerphone.

The Agenda for the meeting is as follows:

Call to Order/ Pledge of Allegiance/ Roll Call

Hearing on the Following:

- A. Zone Change for AV-1365-K from OST to RE-5, Richard and Debbie Kopp

Discussion and Action Items:

- B. Zone Change for AV-1365-K from OST to RE-5, Richard and Debbie Kopp

Discussion and Possible Action Items:

- C. Amendment of 10.25.240 Garage size limits

Presentation:

- D. Jepson Canyon Land of Many Nations Master Plan Presentation

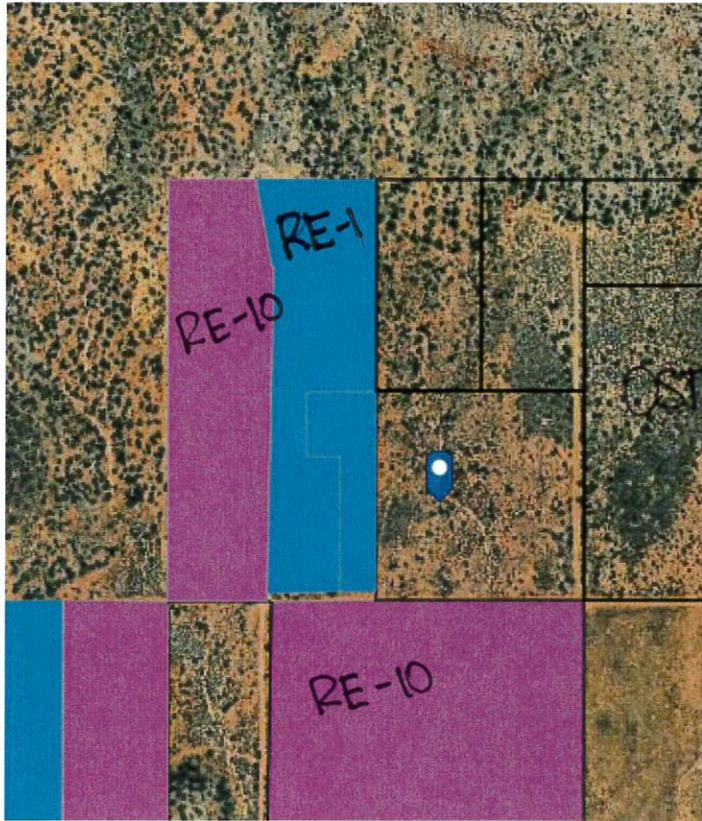
Adjournment

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS. MEETINGS

In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should notify Michelle Kinney at 435-877-1190.

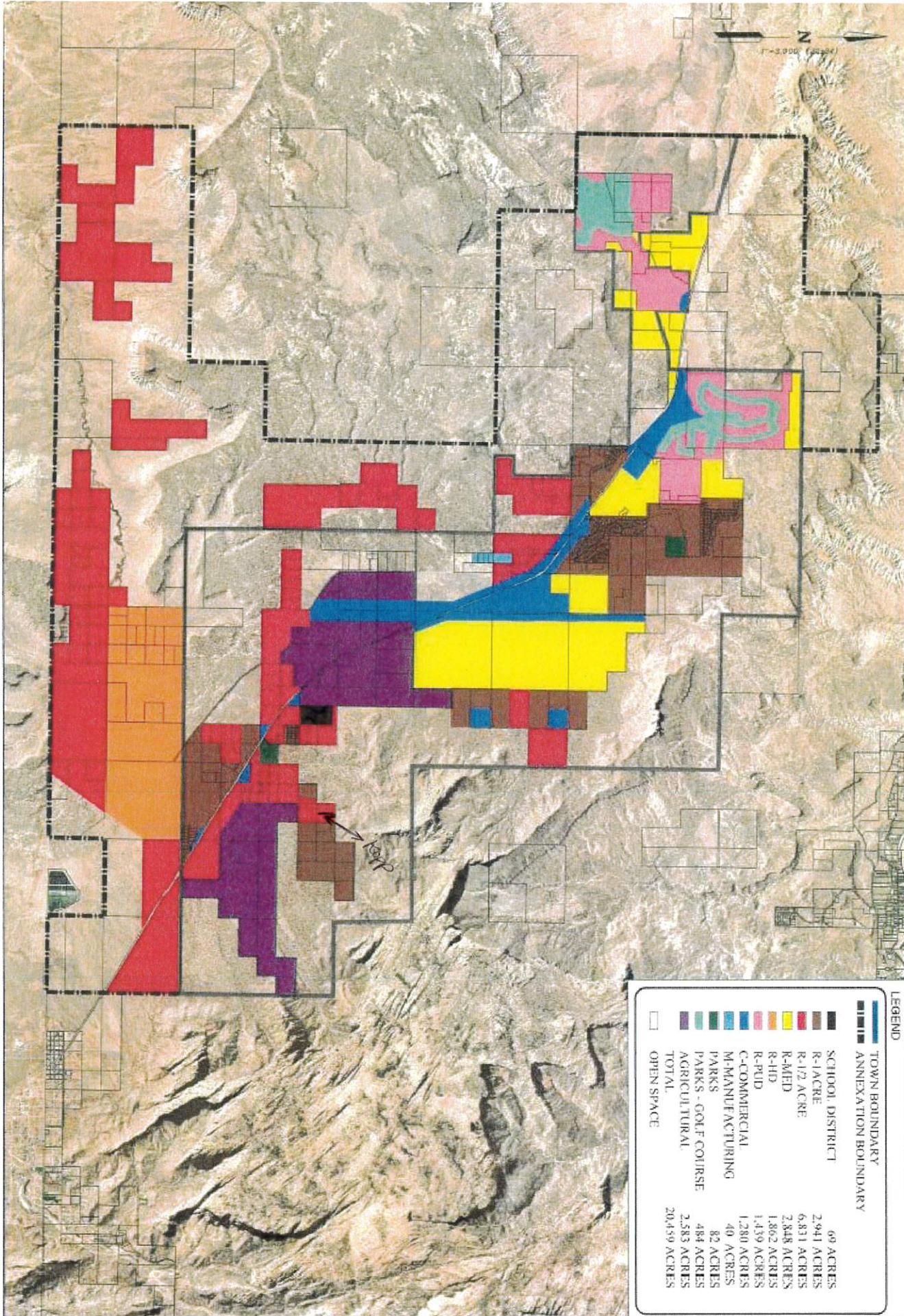
Item Attachment Documents:

- B. Zone Change for AV-1365-K from OST to RE-5, Richard and Debbie Kopp



Apple_Valley_Zoning_20181211: AV-1365-K

PARCEL ID	AV-1365-K
PARCEL ADDRESS	
PARCEL CITY	Apple Valley
PARCEL ZIP	84737
OWNER	JESSOP ROYAL MATT
OWNER ADDRESS	1854 S 1800 E
OWNER CITY	APPLE VALLEY
OWNER STATE	UT
OWNER ZIP	84737
LEGAL	S: 14 T: 43S R: 11W S1/2 E1/2 NW1/4 NE1/4 SEC 14 T43S R11W
ZONING	OST/OSC - Proposed RE-5
ACRES	10.00



LEGEND

	TOWN BOUNDARY		
	ANNEXATION BOUNDARY		
	SCHOOL DISTRICT	69 ACRES	
	R-1/ACRE	2,941 ACRES	
	R-1/2 ACRE	6,831 ACRES	
	R-MED	2,848 ACRES	
	R-HD	1,862 ACRES	
	R-PLUD	1,439 ACRES	
	C-COMMERCIAL	1,280 ACRES	
	M-MANUFACTURING	40 ACRES	
	PARKS	82 ACRES	
	PARKS - GOLF COURSE	484 ACRES	
	AGRICULTURAL	2,583 ACRES	
	TOTAL	20,439 ACRES	
	OPEN SPACE		

FIG 1
 74400
 JTB
 FEBRUARY 2009
 1-3-209 120434

LAND USE PLAN
 APPLE VALLEY, UTAH



NO.	DATE	BY	DESCRIPTION

Item Attachment Documents:

- C. Amendment of 10.25.240 Garage size limits

Garage Examples in the Dixie Springs Subdivision









10.25.240 Limitations On Height, Size And Location Of Garages And Other Accessory Buildings In Residential Zones

In an effort to avoid the appearance of commercial style buildings in residential zones, and to protect the character and stability of residential neighborhoods, the following requirements for garages and other accessory buildings located in residential zones are provided:

1. Maximum Garage Height:
 1. No detached garage shall be higher than twenty ~~five feet (20' 25')~~, measured from finish grade to the highest point of its roof, or higher than the highest point of the roof of the primary building, whichever is less. Exception: Detached garages located a minimum of forty feet (40') from the primary building may be twenty ~~five feet (20' 25')~~ maximum height regardless of the height of the primary building.
 2. No attached garage shall be higher than the primary building.
2. Number Of Garages: ~~Any maximum of one~~ attached and one detached garage may be allowed on each lot in association with a primary residential dwelling unit.
3. Maximum Accessory Building Height: No accessory building, with the exception of detached garages, including agricultural use accessory buildings, shall be higher than fifteen feet (15'), measured from average finished grade, unless a higher finished grade is required by the city for proper drainage, in which case, it will be measured from the finished grade.
4. Size, Location and Construction of Attached and Detached Garages and other Accessory Buildings in Residential Zones:
 1. ~~The total square footage of any attached garage and non-living space shall not be greater than one hundred fifty percent (50% 100%) of the square footage of the footprint of the primary structure, excluding the attached garage.~~
 2. ~~The total square footage of any detached garage or other accessory building, excluding agricultural use accessory buildings, shall not be greater than one hundred fifty percent (50% 100%) of the footprint of the primary structure, including the attached garage. Note: Habitable space located in the attic areas of detached garages shall be included in the total square footage.~~
 3. The cumulative total square footage of any attached garage, detached garage and all other accessory buildings, including agricultural use accessory buildings, shall not be greater than ~~twenty five~~ **fifty** percent (25% ~~50%~~) of the rear yard. For the purposes of this section, the "rear yard" **on lots less than 2 acres in size**, is defined as the area located behind the **front setback line and the rear wall line** of the primary structure. Note: Habitable space located in the attic areas of detached garages or other accessory buildings shall be included in the total square footage.
 4. All garages and other accessory buildings located within ten feet (10') of the primary building shall be considered attached and part of the primary building and the setback requirements applicable to the primary building shall apply.
 5. All garages and other accessory buildings located ten feet (10') or more away from the primary building may be located no less than three feet (3') from the side or rear property line, and no portion of any garage or accessory building, including any roof overhangs, shall be allowed within one foot (1') of any property line.
 6. No detached garage or other accessory buildings shall be located in any required front yard.
 7. **All accessory buildings greater than 200 square feet built on less than 5 acres, must be built of the same material, texture and color as the primary structure. Traditional steel buildings are not allowed as an accessory building on lots under 5 acres in size. Animal corals, lien to, run in sheds and shade covers are excluded.**

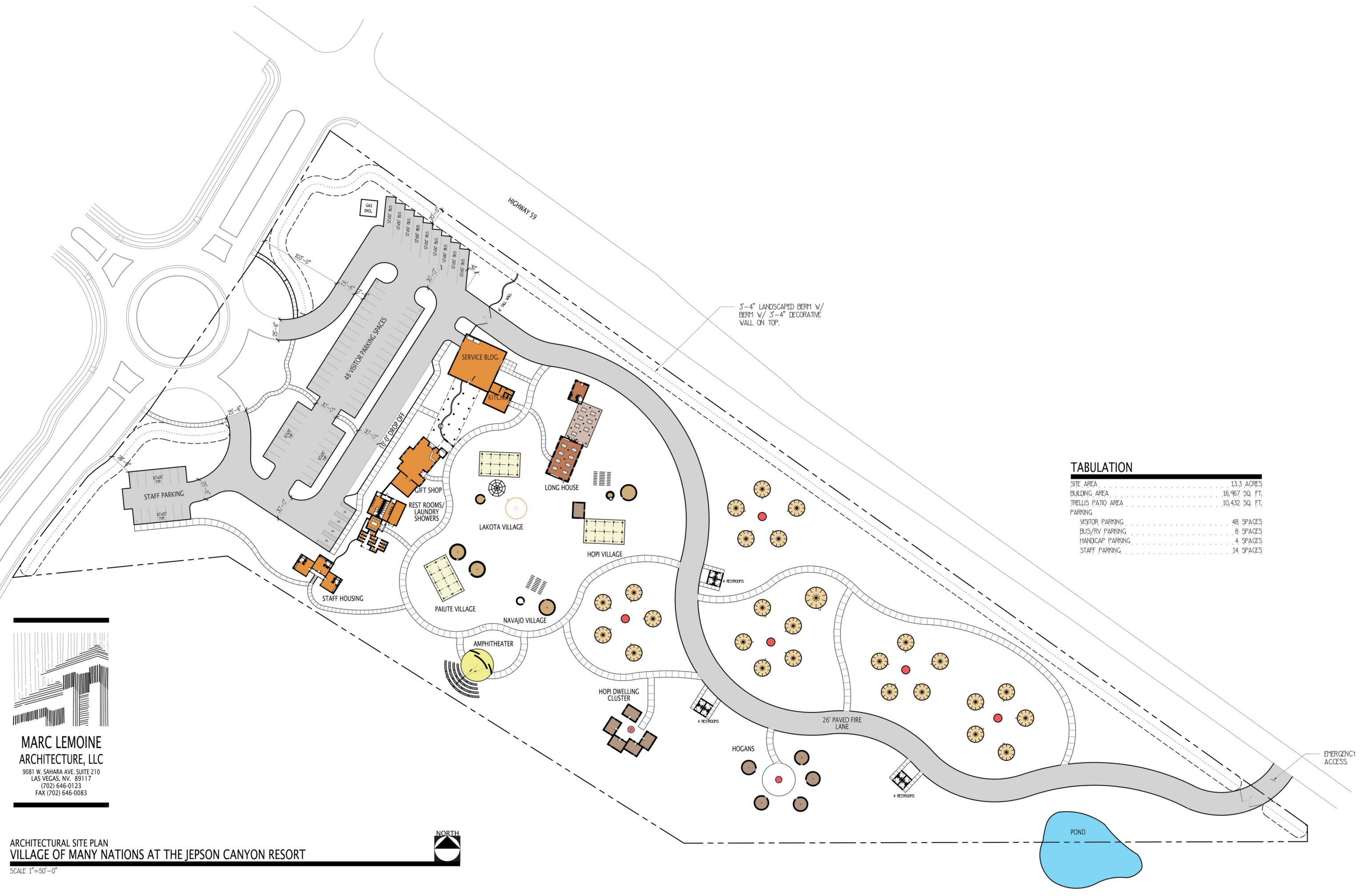
Comment [ML1]: These changes were recommended by the PC items in the Title 15 that the Town Council has not voted on.

Comment [ML2]: The reason I think this should not be limited to one attached garage is architectural. My house could be used in this example where I have 2 attached garages that created a court yard. The reason we opted for this was to create a court yard and to limit our garage content from being seen from the street when a door was open. I have one RV garage door seen from the street but the street view of the front garage is windows. It looks like living area. So based on our code I likely shouldn't been able to build my home because I have two attached garages.

Comment [ML3]: Describing the size limit is not needed. Peoples budget and lot setbacks will limit what is built. If the home they build has a larger garage than living space, why would we care. We already have ordinances in place they can't operate a repair shop for example or similar business. I've check ordinances in Hurricane, St George, LaVerkin and Toquerville and I talked to Mike Versimak and Toni the zone and building department director for the City of Hurricane. I asked Toni don't you have a size limit on how big of a garage someone can build is, attached or detached, with a home. She said no, why would we? We other ordinances that limit the ability to build pole barns and finishing part of it as living quarters.

Item Attachment Documents:

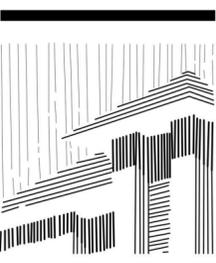
D. Jepson Canyon Land of Many Nations Master Plan Presentation



3'-4" LANDSCAPED BERM W/
BERM W/ 3'-4" DECORATIVE
WALL ON TOP.

TABULATION

SITE AREA	13.3 ACRES
BUILDING AREA	16,967 SQ. FT.
TRELLIS PATIO AREA	10,432 SQ. FT.
PARKING	
VISITOR PARKING	48 SPACES
BUS/RV PARKING	8 SPACES
HANDICAP PARKING	4 SPACES
STAFF PARKING	14 SPACES



**MARC LEMOINE
ARCHITECTURE, LLC**
9081 W. SAHARA AVE. SUITE 210
LAS VEGAS, NV. 89117
(702) 646-0123
FAX (702) 646-0083

ARCHITECTURAL SITE PLAN
VILLAGE OF MANY NATIONS AT THE JEPSON CANYON RESORT

SCALE 1"=50'-0"



EMERGENCY
ACCESS



Land Use	AC
Golf Course	35.0
Highway Commercial	8.1
Village of Many Nations	13.3
Southwest Science Center	22.8
Bronze Stagecoach	14.3
Water Tank	1.0
Observatory Complex	3.9
120 Room Lodge/SPA/Restaurant/Pro Shop	8.8
High Density Housing	55.5
Medium Density Housing	26.5
Low Density Housing	56.7
"Foothills" Low Density Housing	11.4
Very Low Density Housing	35.5
"Cliff Top Estates"	21.7
Circulation	15.5
Neighborhood Town Park	4.0
Open Space	39.0
Total	373.0

JEPSON CANYON RESORT MASTER PLAN